

Applicant: Hamilton Residence  
Location: 40 Swifts Lane

Item # 6b

The proposal for the referenced property is to construct a pool, spa and pool patio located east of the rear of the existing house. The pool will be constructed in an existing lawn area. Other work associated with this project will be some minor regrading required due to the existing contours on the property. A stormwater management system will be installed to handle the water quality volume from the proposed impervious areas. We are seeking a permit for the aforementioned activities. Some of these activities are within the 100-foot upland review area from the edge of Gorham's Pond. Most of the disturbance will be in an area disturbed by previous activities.

Item # 6c

Please see the attached proposed site development plan for the referenced property.

Item # 6d

Please see the attached proposed site development plan.

Item # 6e

Before any work is performed on-site the silt fence needs to be installed down gradient of all cut or fill areas and maintained throughout the life of the project until the area is stabilized. Topsoil is to be stripped within the proposed pool and pool patio areas and stockpiled for future use. All excess material that is not used for the regrading will be removed from the site. Once this is completed then the excavation of the pool can be started. An anti-tracking pad will be installed at the driveway edge and the access point to the rear yard.

The machinery used will be, but not limited to, an excavator and a dump truck. Access to the construction area will be via the existing driveway. Once the pool and pool patio are completed the stockpiled topsoil is to be spread and raked then seeded. The landscape material is to be installed and the machinery access is to be removed. The silt fences are to remain in place until the area has been stabilized.

Item # 6f

Please see the attached site engineering report as it relates to the water quality volume calculations. The stormwater management system will handle the water quality volume.

Please see the site plan for the sedimentation and erosion controls for the development of this property.

Item # 6g

The purpose of the proposed activity is to construct a pool and pool patio for the existing residence.

Item #7

See the attached sheet for the adjacent property owners.

Item # 12 Alternatives Considered

Alternative # 1:

This alternative considered was to construct a pool and pool patio parallel to the existing house and existing retaining wall and centered on the rear of the house. This alternative was not considered due to the pool and pool patio encroaching into the upland review area as well as impacting the view from the existing patios at the rear of the house.

Alternative # 2:

This alternative considered is to construct a pool and pool patio off set from the center of the rear of the existing house and place the pool and patio perpendicular to the existing retaining walls. A small portion of the pool and patio will be within the upland review area. This alternative is the one that is before the Commission for consideration.